

CURLEY COMMUNITY CENTER

Capital Project Renovation - Community Meeting #3
June 18, 2020



CITY OF BOSTON
Martin J. Walsh, Mayor



CITY of BOSTON
PUBLIC FACILITIES
OPERATIONS CABINET

designLAB architects

CURLEY COMMUNITY CENTER

Capital Project Renovation - Community Meeting #3

June 18, 2020

MEETING PROTOCOLS:

- questions will be taken at end of presentation
- press *9 to raise hand
- e-mail haley.dillon@boston.gov

- 
- An aerial photograph of Chicago, Illinois, showing the city skyline across Lake Michigan. The foreground features a sandy beach and the calm blue water of the lake. The middle ground is filled with dense urban development, including residential neighborhoods and commercial districts. The background shows the city's skyline with several prominent skyscrapers under a clear blue sky.
- 1 | PROJECT GOALS
 - 2 | DESIGN INSPIRATION
 - 3 | DESIGN PROGRESS
 - 4 | COSTS & SCHEDULE
 - 5 | DISCUSSION

An aerial photograph of Chicago, Illinois, showing the city skyline across Lake Michigan. The foreground features a sandy beach and the calm blue water of the lake. The middle ground is filled with a dense urban landscape of residential and commercial buildings. In the background, the Chicago skyline is visible with several prominent skyscrapers under a clear blue sky.

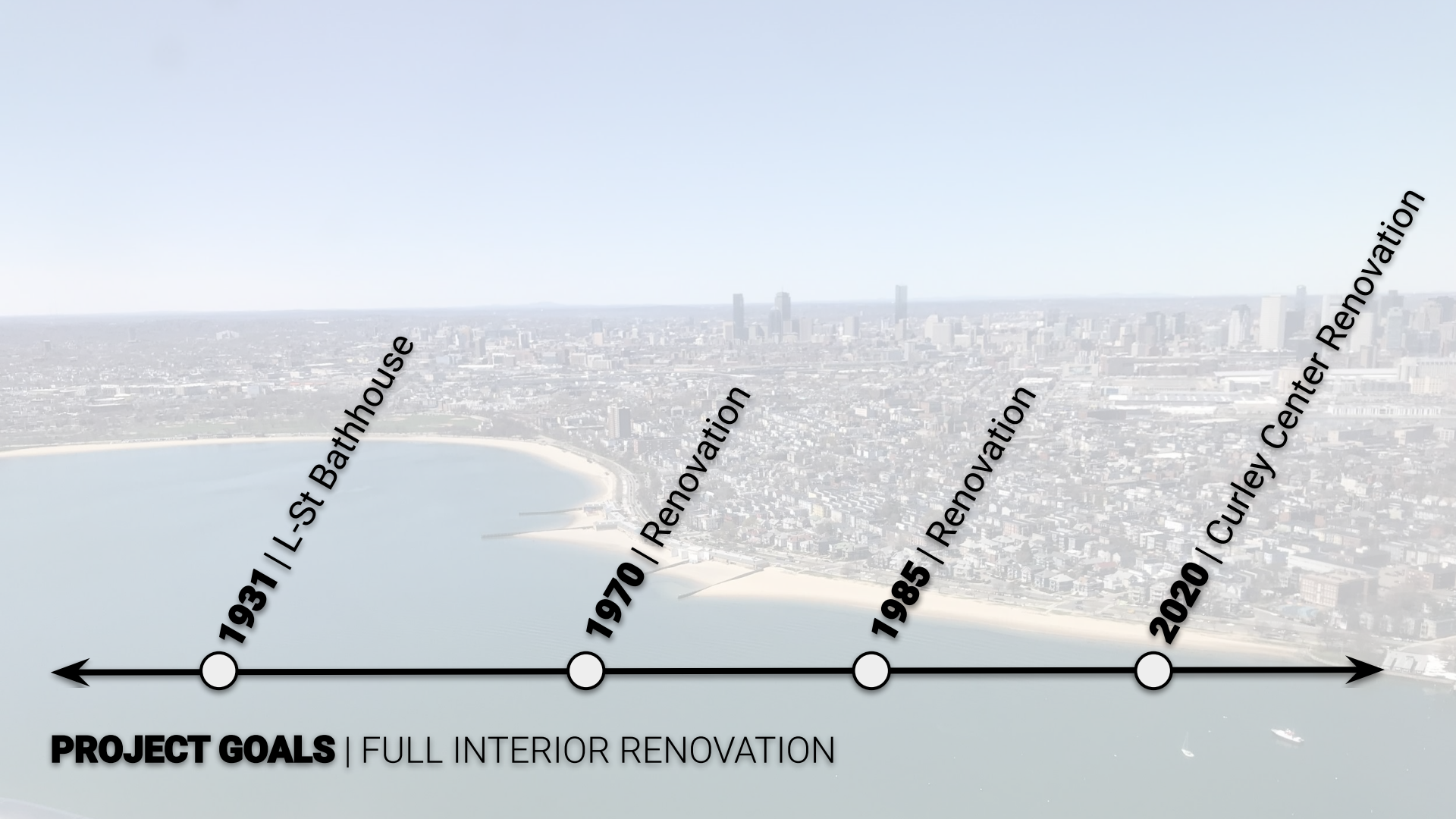
1 | PROJECT GOALS

2 | DESIGN INSPIRATION

3 | DESIGN PROGRESS

4 | COSTS & SCHEDULE

5 | DISCUSSION



1937 | L-St Bathhouse

1970 | Renovation

1985 | Renovation


2020 | Curley Center Renovation

PROJECT GOALS | FULL INTERIOR RENOVATION



1 | The building will remain a community center, owned by the City of Boston and operated by the Boston Centers for Youth & Families.

PROJECT GOALS | KNOWN SCOPE



2 | The building will receive a full interior renovation, no new additions.

PROJECT GOALS | KNOWN SCOPE

3 | The building will receive improvements and repair to structure and envelope.

PROJECT GOALS | KNOWN SCOPE



4 | The landscape will receive improvements at beach and street sides.

PROJECT GOALS | KNOWN SCOPE





**COMMUNITY
ACCESSIBILITY
EQUITY
SAFETY
TRANSPARENCY
RESILIENCY**

PROJECT GOALS | DESIGN OPPORTUNITIES



PROJECT GOALS | BCYF CURLEY CENTER



PROJECT GOALS | BCYF CURLEY CENTER



PROJECT GOALS | ACCESSIBILITY



PROJECT GOALS | ACCESSIBILITY

NOTICE
— WOMEN ONLY —
STRENGTH TRAINING
4:30 PM - 8:30 PM

PROJECT GOALS | EQUITY





PROJECT GOALS | EQUITY



AED
AUTOMATIC EXTERNAL DEFIBRILLATOR
EMERGENCY USE ONLY
DO NOT TOUCH

Welcome to the
BCYF Curl
Comm

PROJECT GOALS | SAFETY



PROJECT GOALS | SAFETY



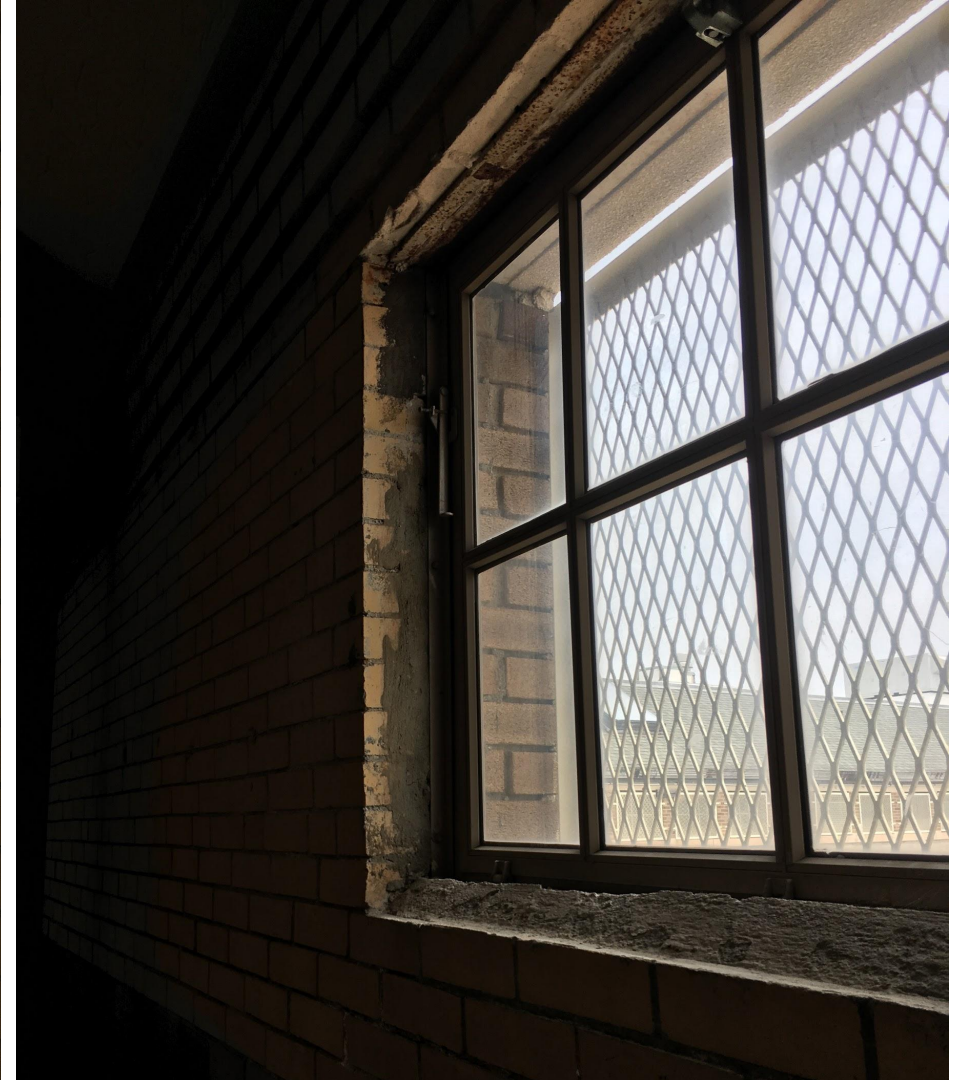
PROJECT GOALS | SAFETY

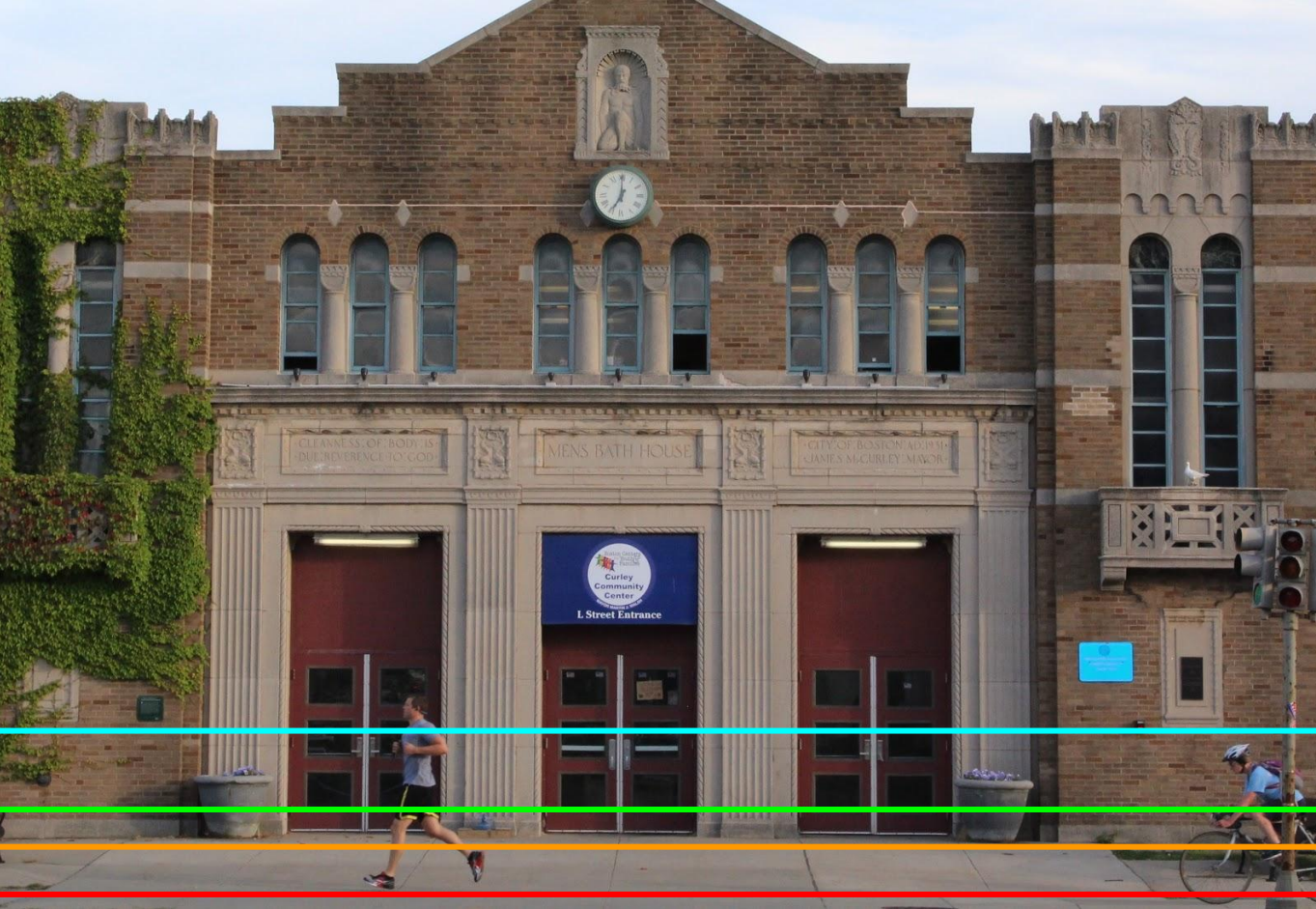


PROJECT GOALS | TRANSPARENCY



PROJECT GOALS | TRANSPARENCY





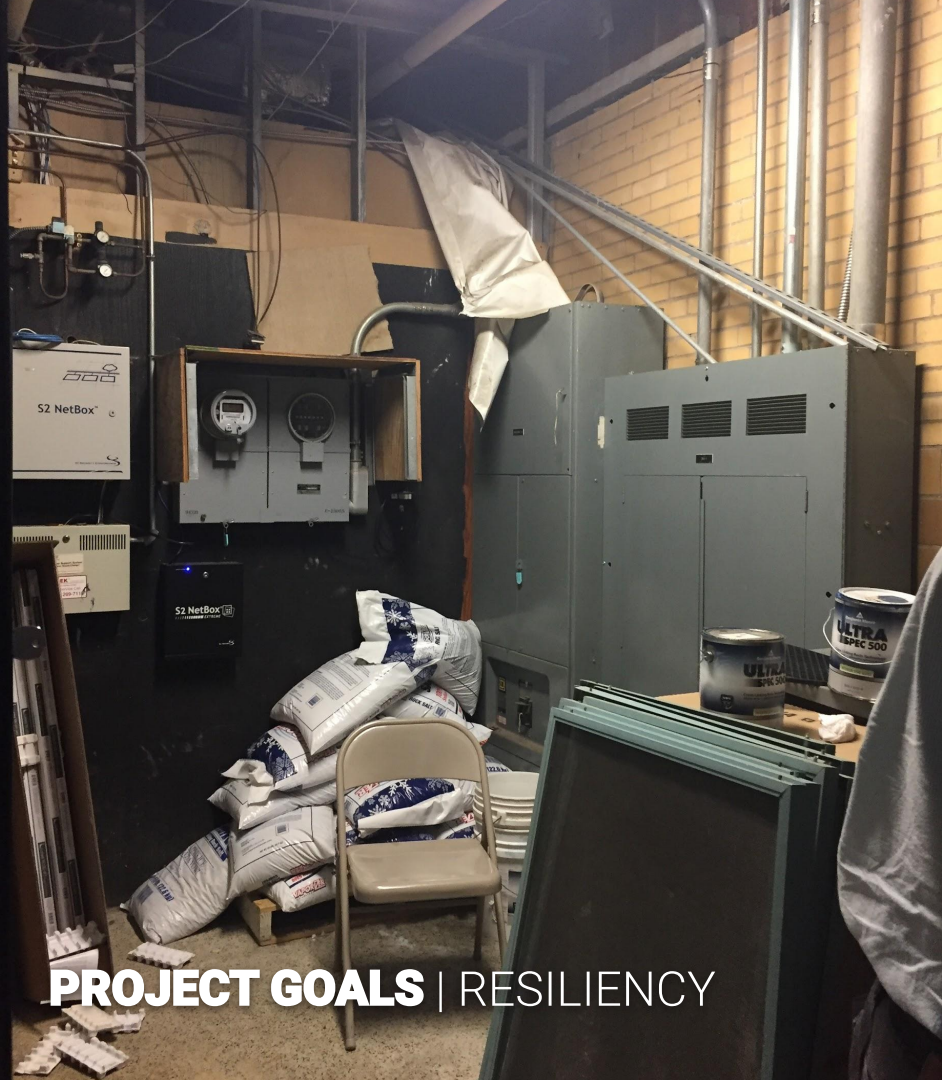
2070: 1% FLOOD ELEVATION

2030: 1% FLOOD ELEVATION

L-ST FLOOR ELEVATION

2019: 1% FLOOD ELEVATION

PROJECT GOALS | RESILIENCY



PROJECT GOALS | RESILIENCY





PROJECT GOALS | RESILIENCY



An aerial photograph of Chicago, Illinois, showing the city skyline and the Lake Michigan coastline. The city is densely packed with buildings, and the lake is visible in the foreground. The sky is clear and blue.

1 | PROJECT GOALS

2 | DESIGN INSPIRATION

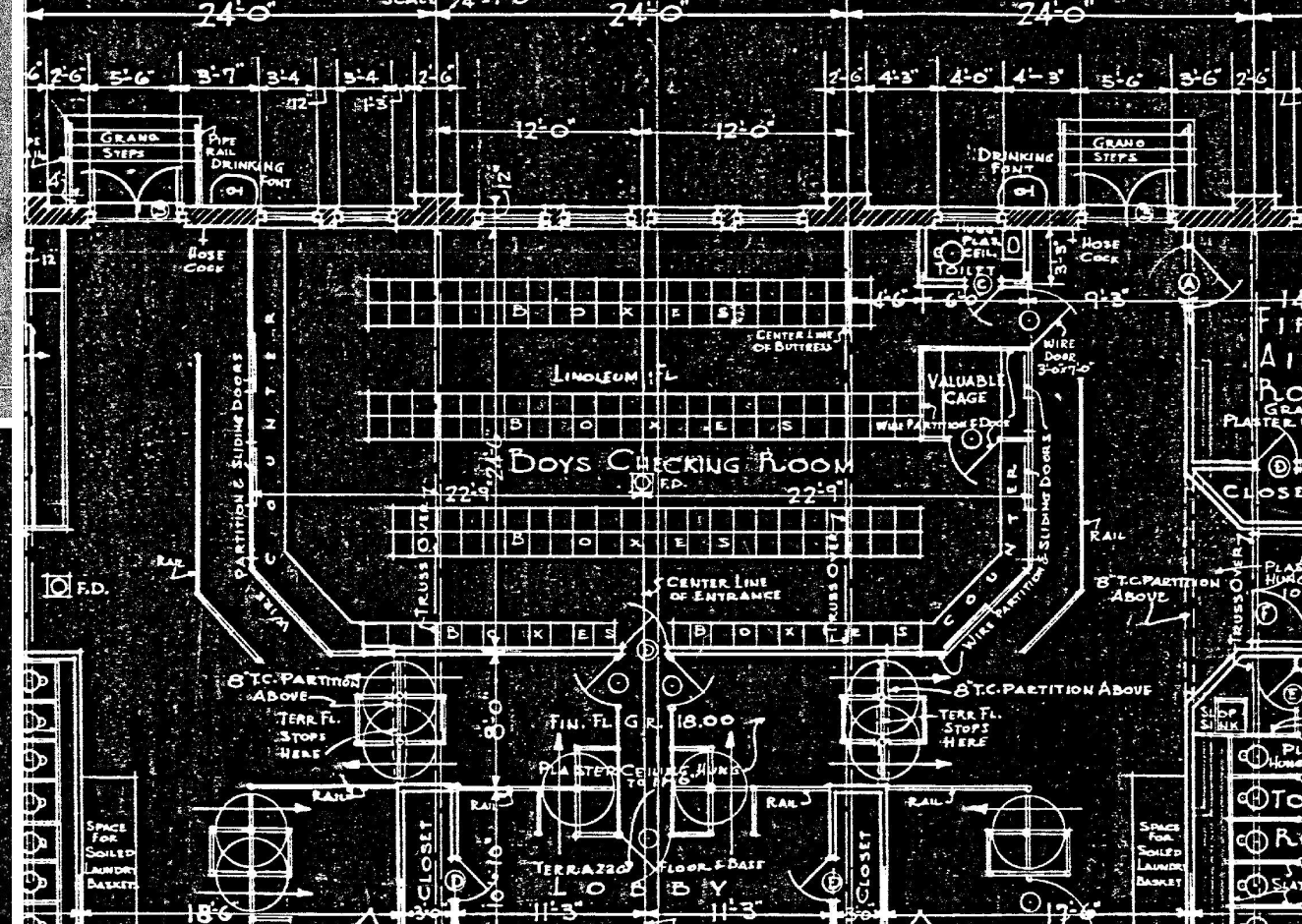
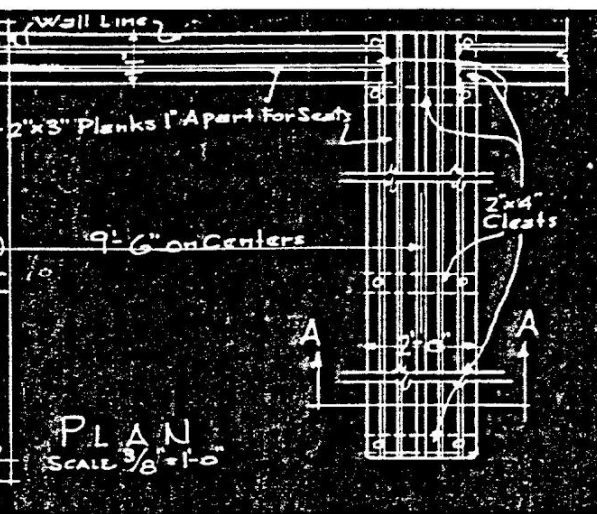
3 | DESIGN PROGRESS

4 | COSTS & SCHEDULE

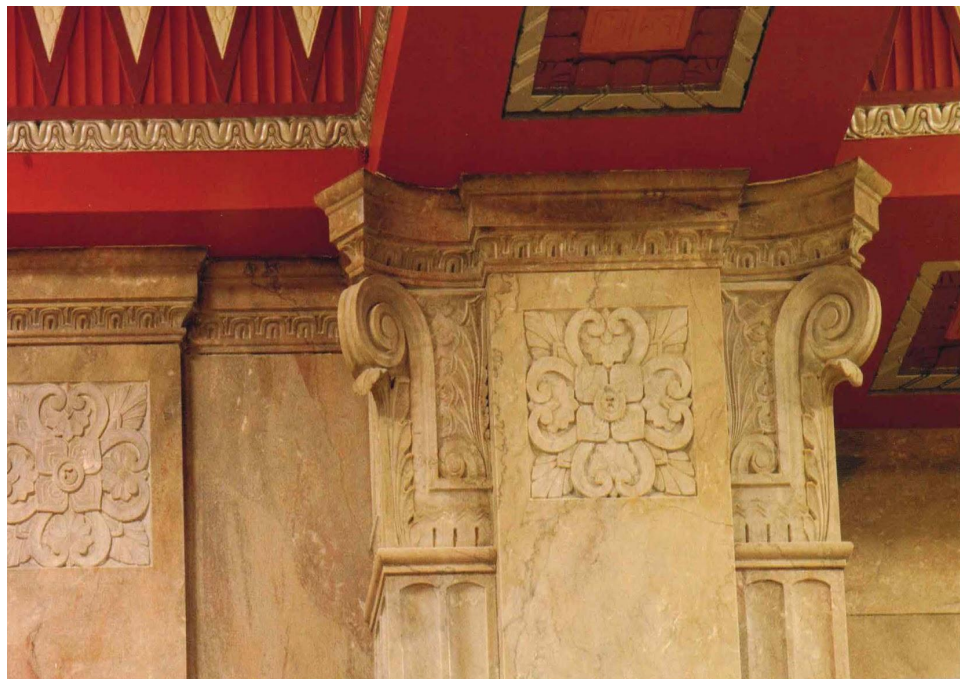
5 | DISCUSSION



DESIGN INSPIRATION | HISTORY



DESIGN INSPIRATION | ORIGINAL INTENTIONS



DESIGN INSPIRATION | CONTEMPORARY EXAMPLES

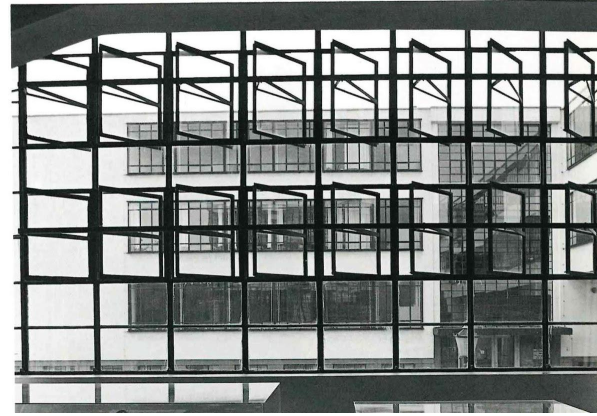
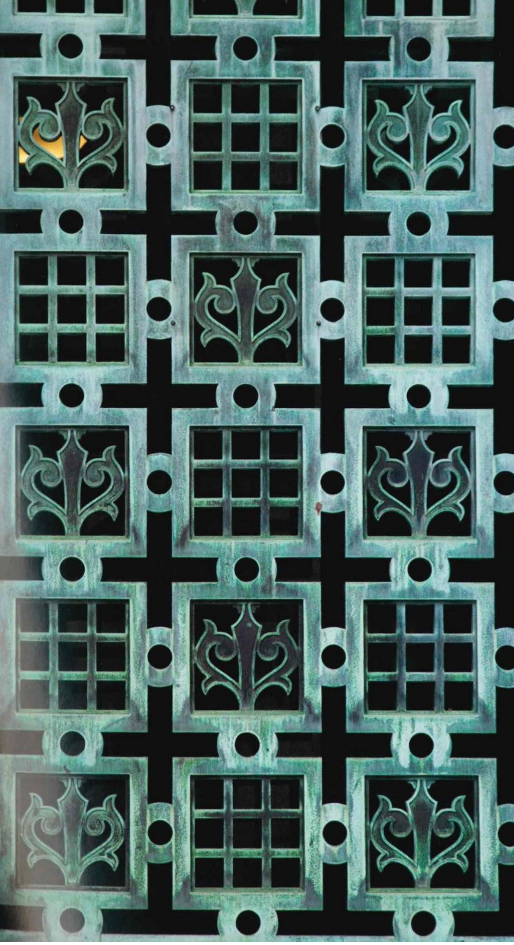


3177-North Park-Bath House-Mens Locker Room-
4/29/37 Wenzel & Hefelfinger

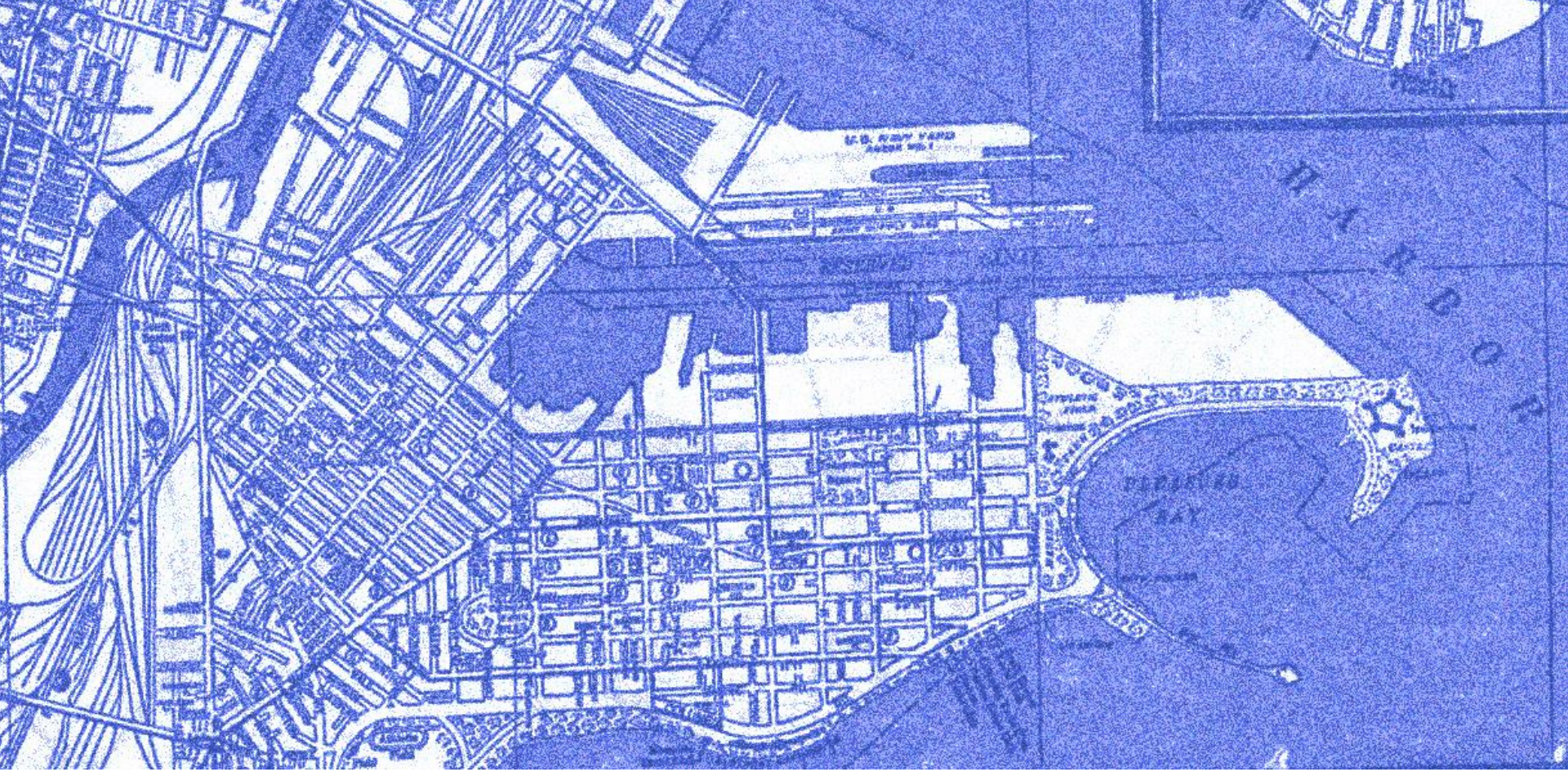


3174-North Park-Bath House-Interior of Womens
Locker Room-4/29/37 Wenzel & Hefelfinger

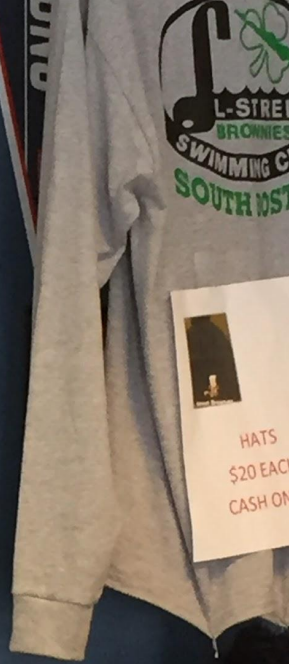
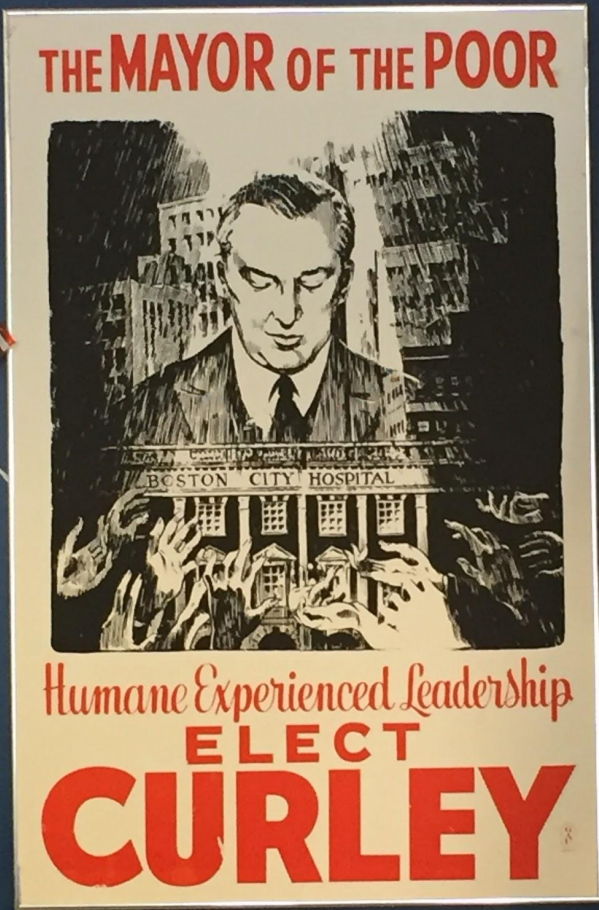
DESIGN INSPIRATION | CONTEMPORARY EXAMPLES



DESIGN INSPIRATION | ART DECO DETAILS



DESIGN INSPIRATION | SOUTH BOSTON



DESIGN INSPIRATION | CURLEY HISTORY



DESIGN INSPIRATION | CURLEY HISTORY



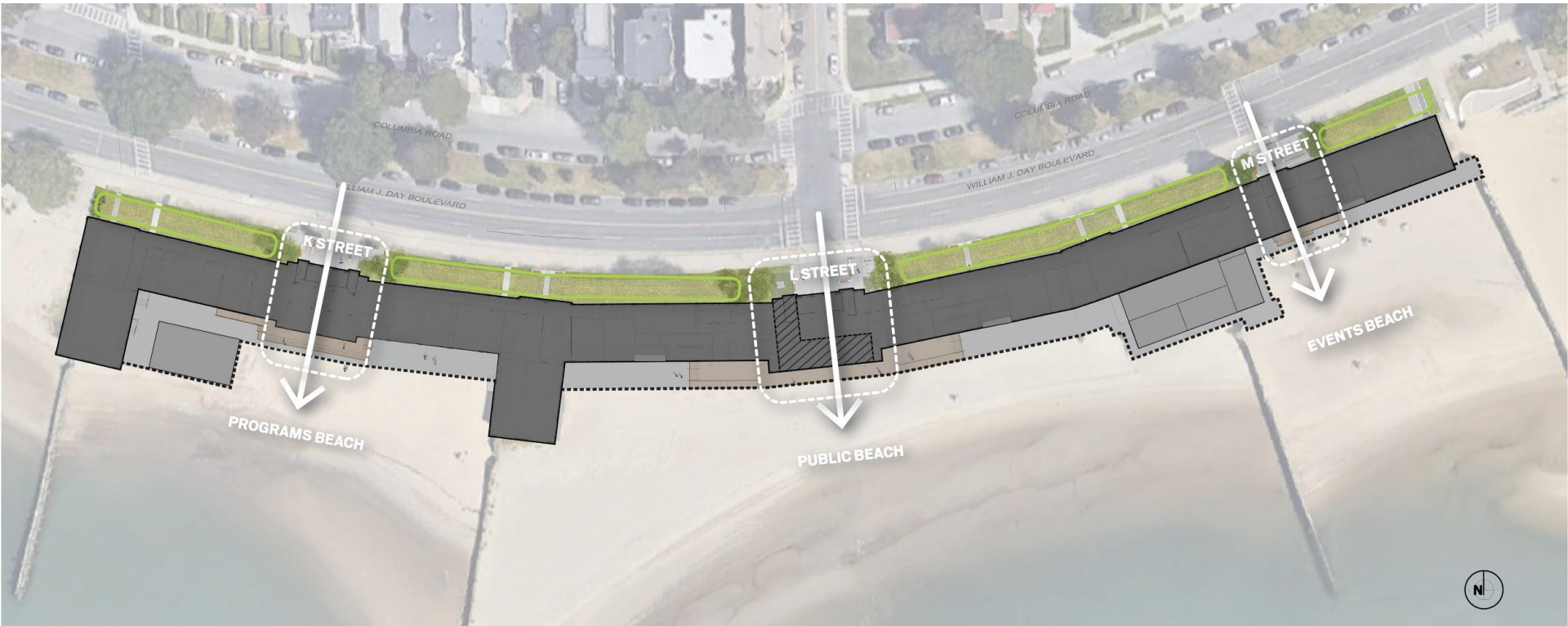
- 
- An aerial photograph of Chicago, showing the city skyline with prominent skyscrapers like the Willis Tower in the distance. The foreground features a sandy beach and the calm waters of Lake Michigan. The sky is clear and blue.
- 1 | PROJECT GOALS
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 - 3 | DESIGN PROGRESS**
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DESIGN PROGRESS | HISTORIC RESTORATION



DESIGN PROGRESS | PROPOSED SITE PLAN



DESIGN PROGRESS | PROPOSED ENTRY + ACCESS



DESIGN PROGRESS | ACCESSIBLE ENTRY PLAZAS



DESIGN PROGRESS | EXISTING L-STREET ENTRY



DESIGN PROGRESS | PROPOSED L-STREET ENTRY

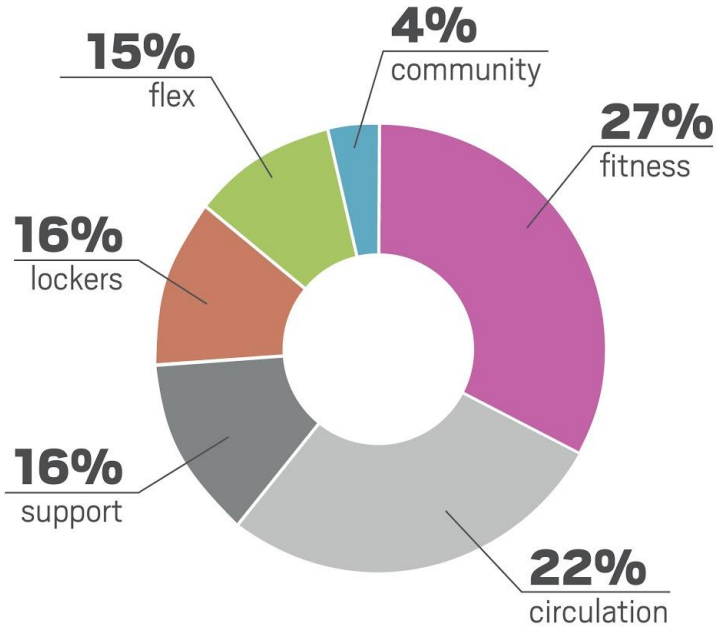
- PROGRAMMED SPACES (grey dashed outline)
CIRCULATION (red solid fill)
SECURITY/CHECK-IN (3) (orange solid fill)
MAIN ENTRY & EXIT (3) (blue double-headed arrow)
BEACH ACCESS (3) (green arrow pointing down)
EMERGENCY EXIT (6) (purple arrow pointing up)



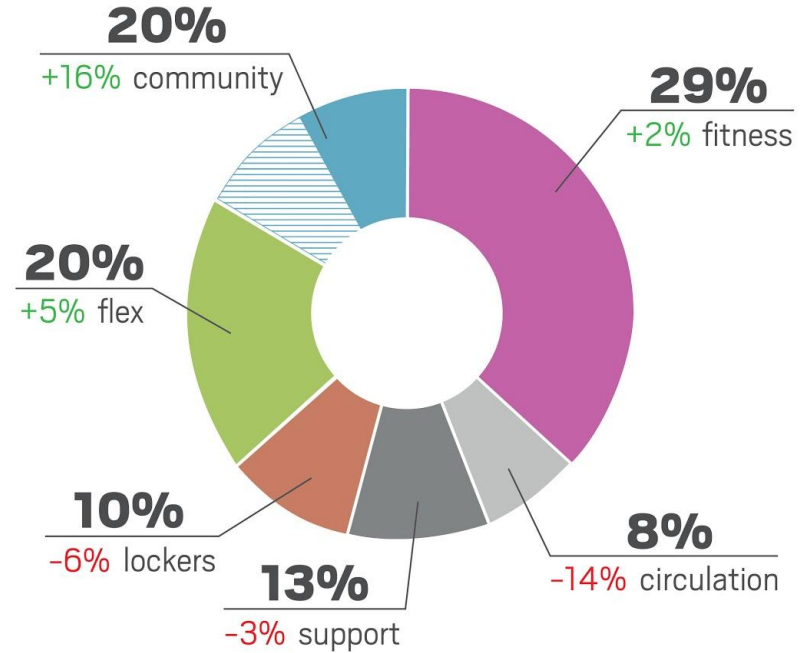
DESIGN PROGRESS | ENTRY & SECURITY

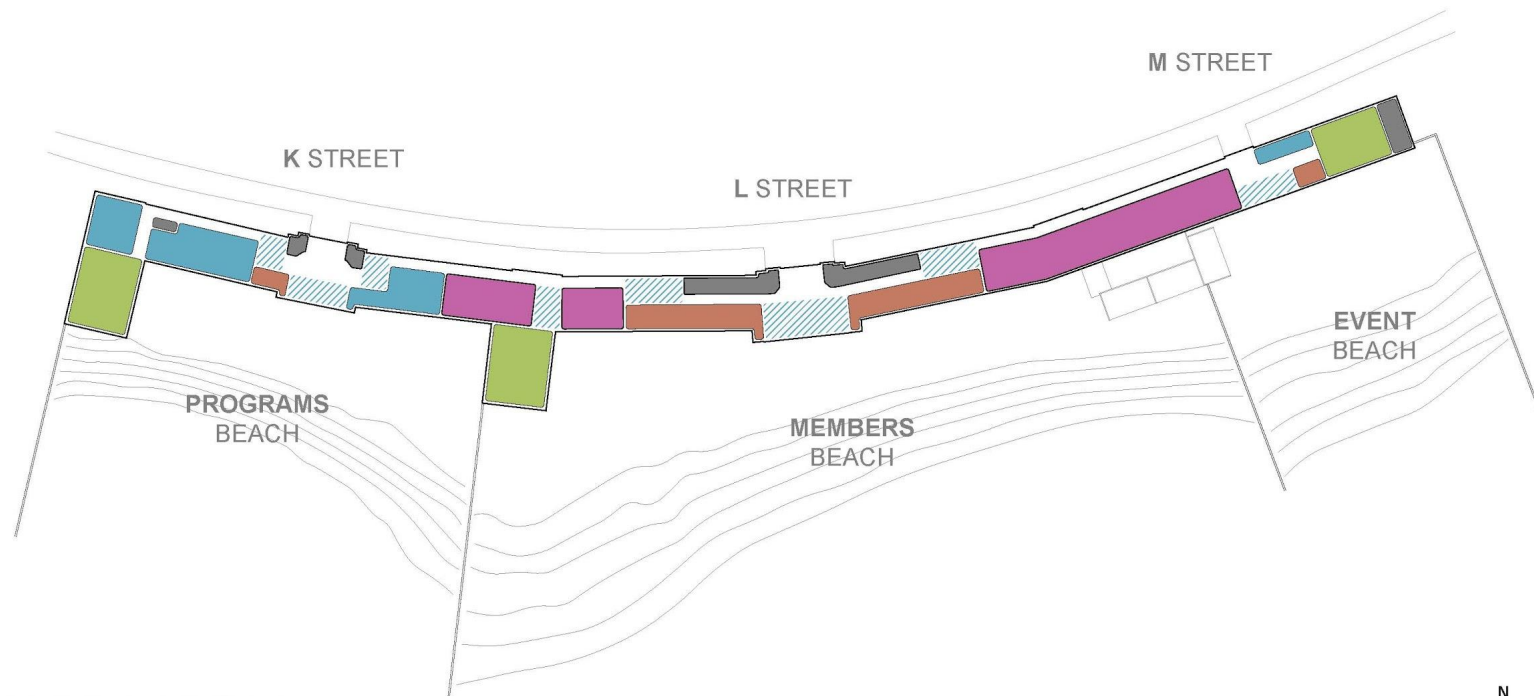


Existing Program:



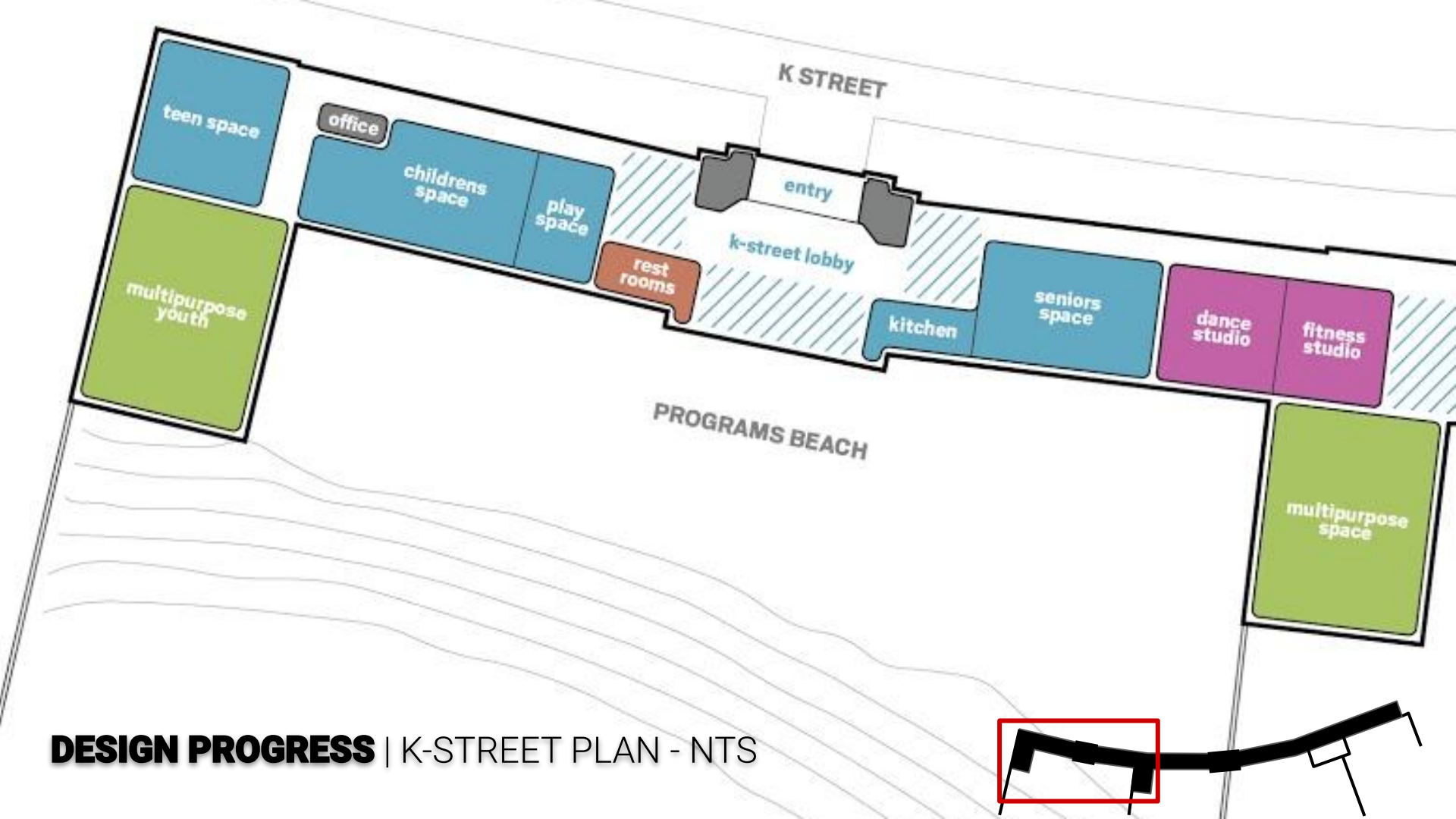
Proposed Program:



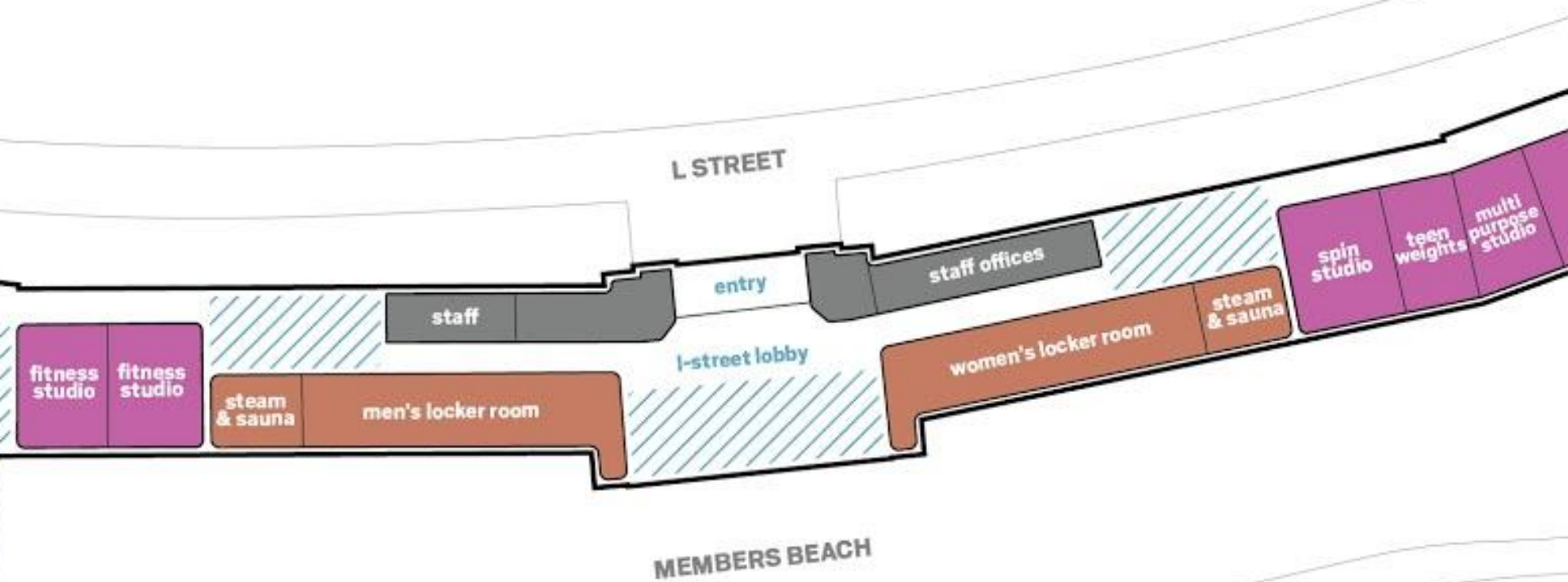


DESIGN PROGRESS | PROGRAM ARRANGEMENT



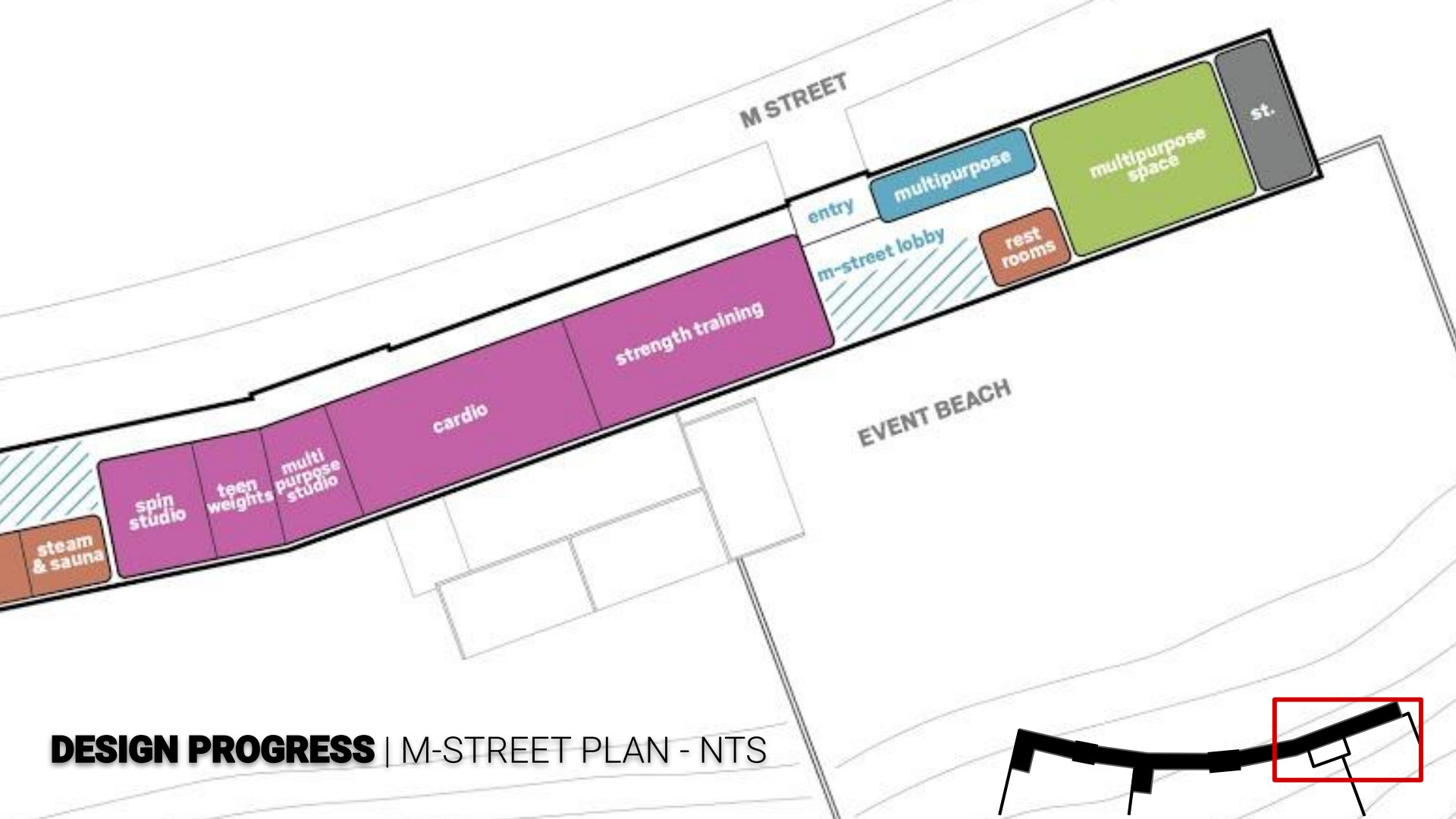


DESIGN PROGRESS | K-STREET PLAN - NTS



DESIGN PROGRESS | L-STREET PLAN - NTS



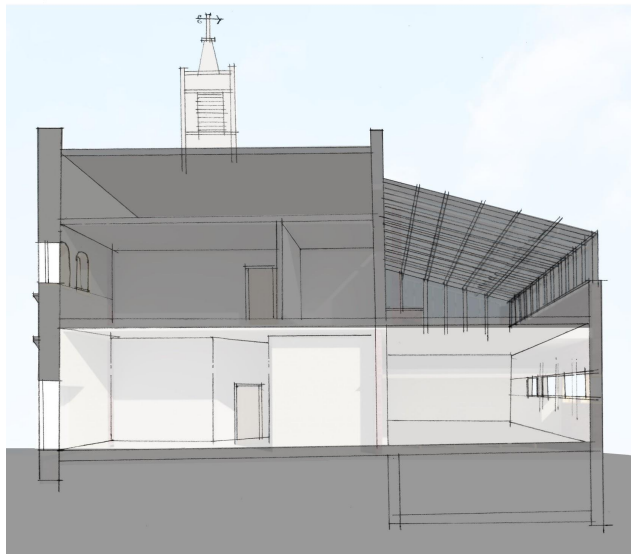


DESIGN PROGRESS | M-STREET PLAN - NTS

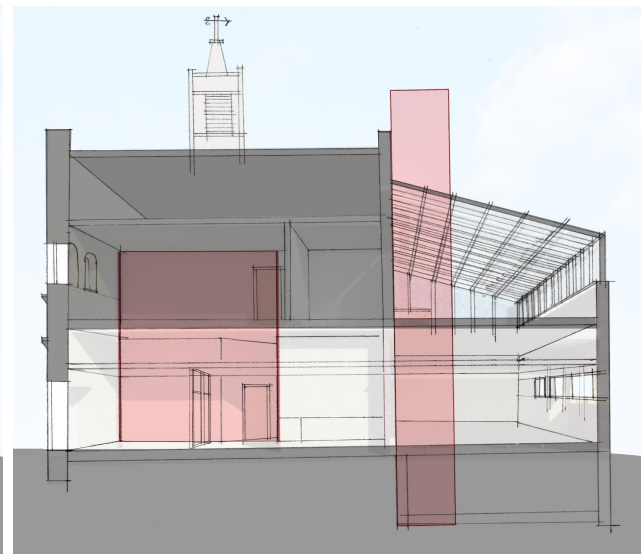




EXISTING BUILDING SECTION

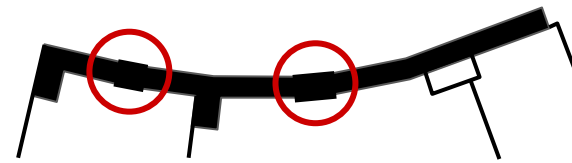


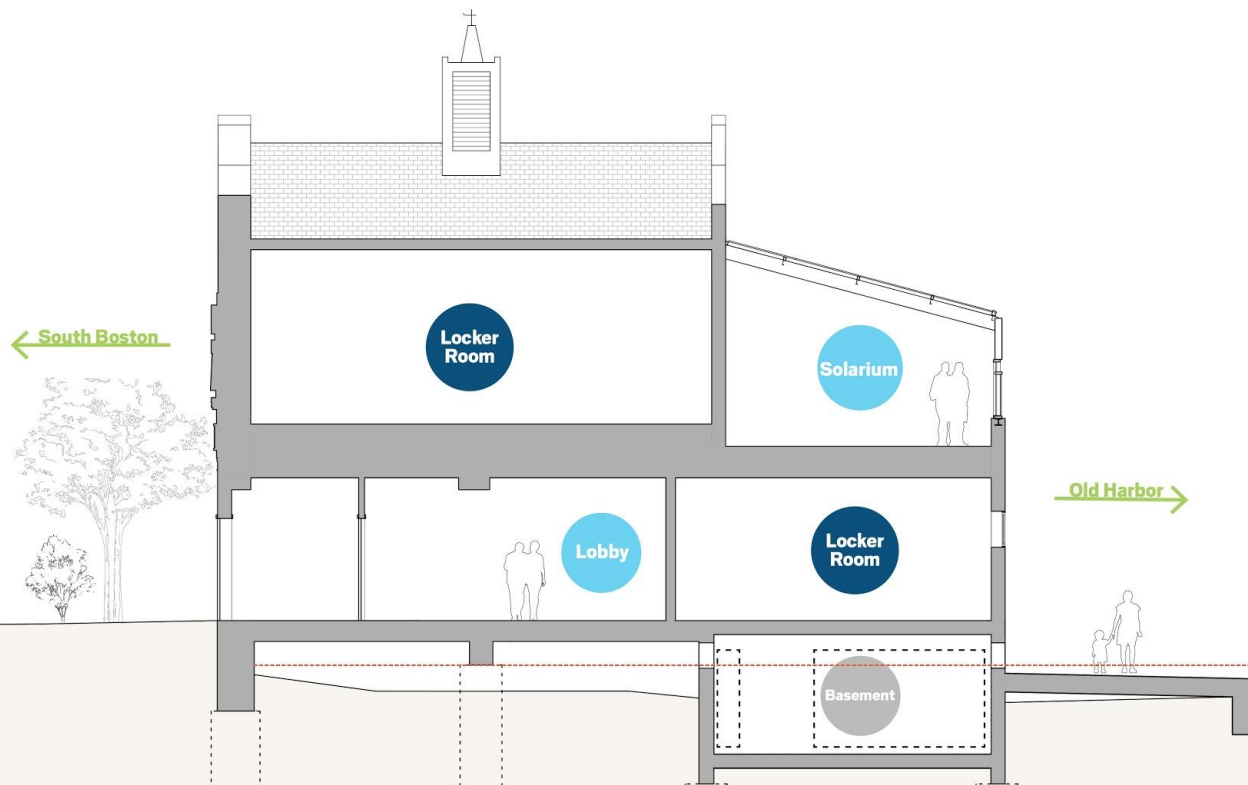
RAISED BUILDING SYSTEMS



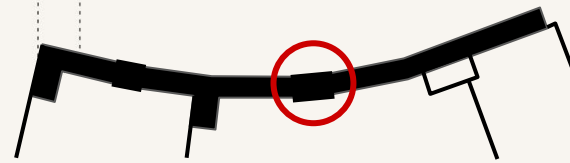
CODE-REQUIRED ACCESS

DESIGN PROGRESS | SOLARIUM STUDY





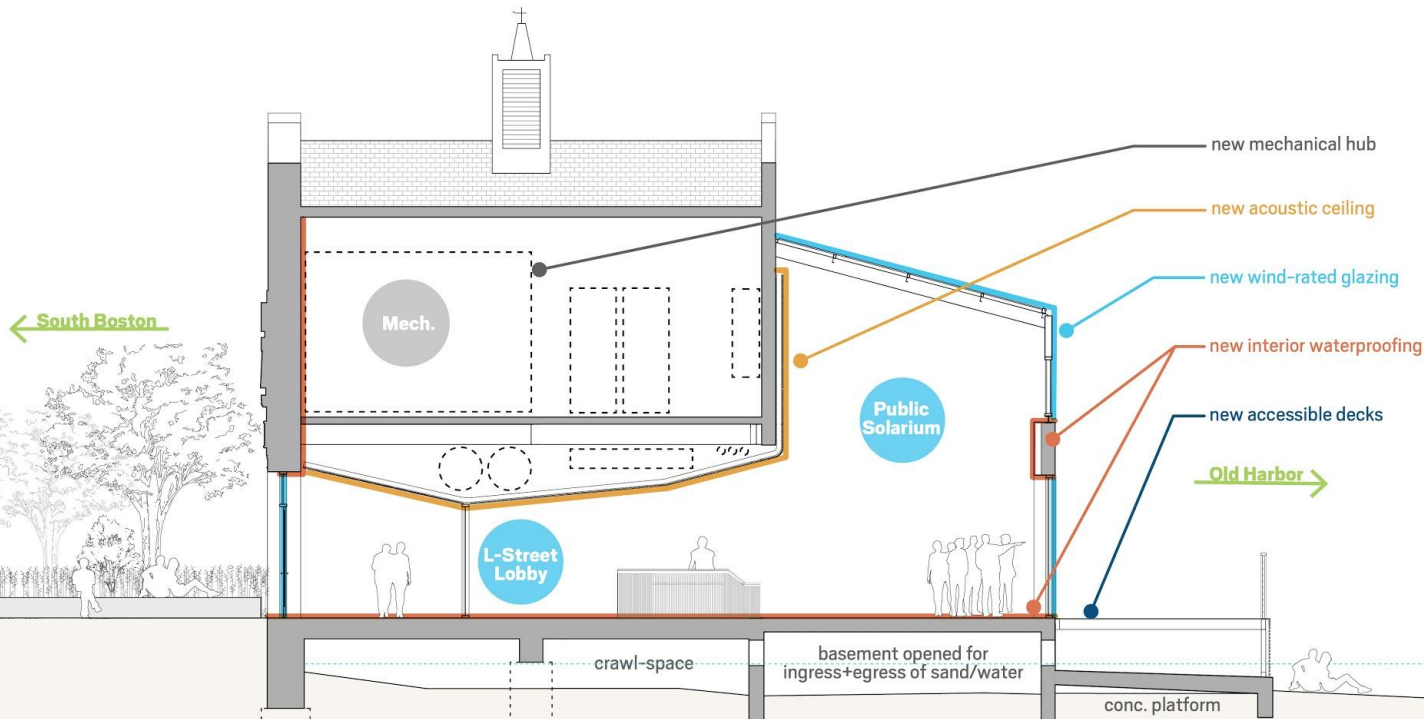
DESIGN PROGRESS | EXISTING SECTION AT L-STREET



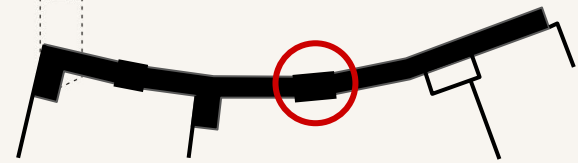


DESIGN PROGRESS | EXISTING L-STREET LOBBY



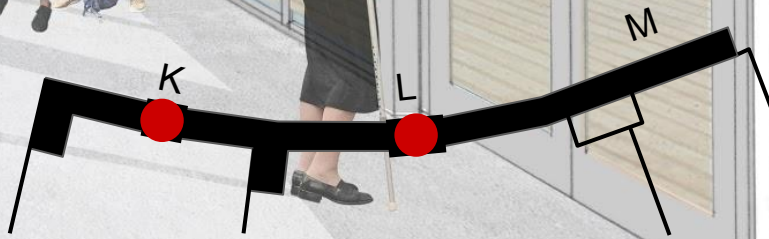


DESIGN PROGRESS | PROPOSED SECTION AT L-STREET





DESIGN PROGRESS | PROPOSED L-STREET ENTRY





DESIGN PROGRESS | EXISTING M-STREET ENTRY



DESIGN PROGRESS | PROPOSED M-STREET LOBBY

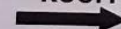


DESIGN PROGRESS | EXISTING CIRCULATION

PLEASE WIPE
DOWN MACHINE
WHEN FINISHED

THANK YOU

**MULTI
PURPOSE
ROOM**



PLEASE RETURN
MAGNETS
AS SOON AS
DONE
WITH
TREADMILL

K

L

M

DESIGN PROGRESS | PROPOSED CIRCULATION

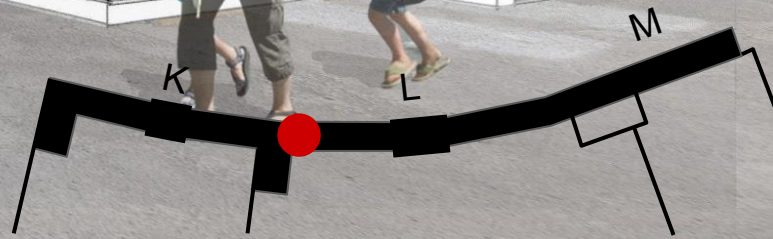


teen
youth ▶

◀ studio
kitchen

dance studio

DESIGN PROGRESS | PROPOSED CIRCULATION





DESIGN PROGRESS | EXISTING MULTI-PURPOSE



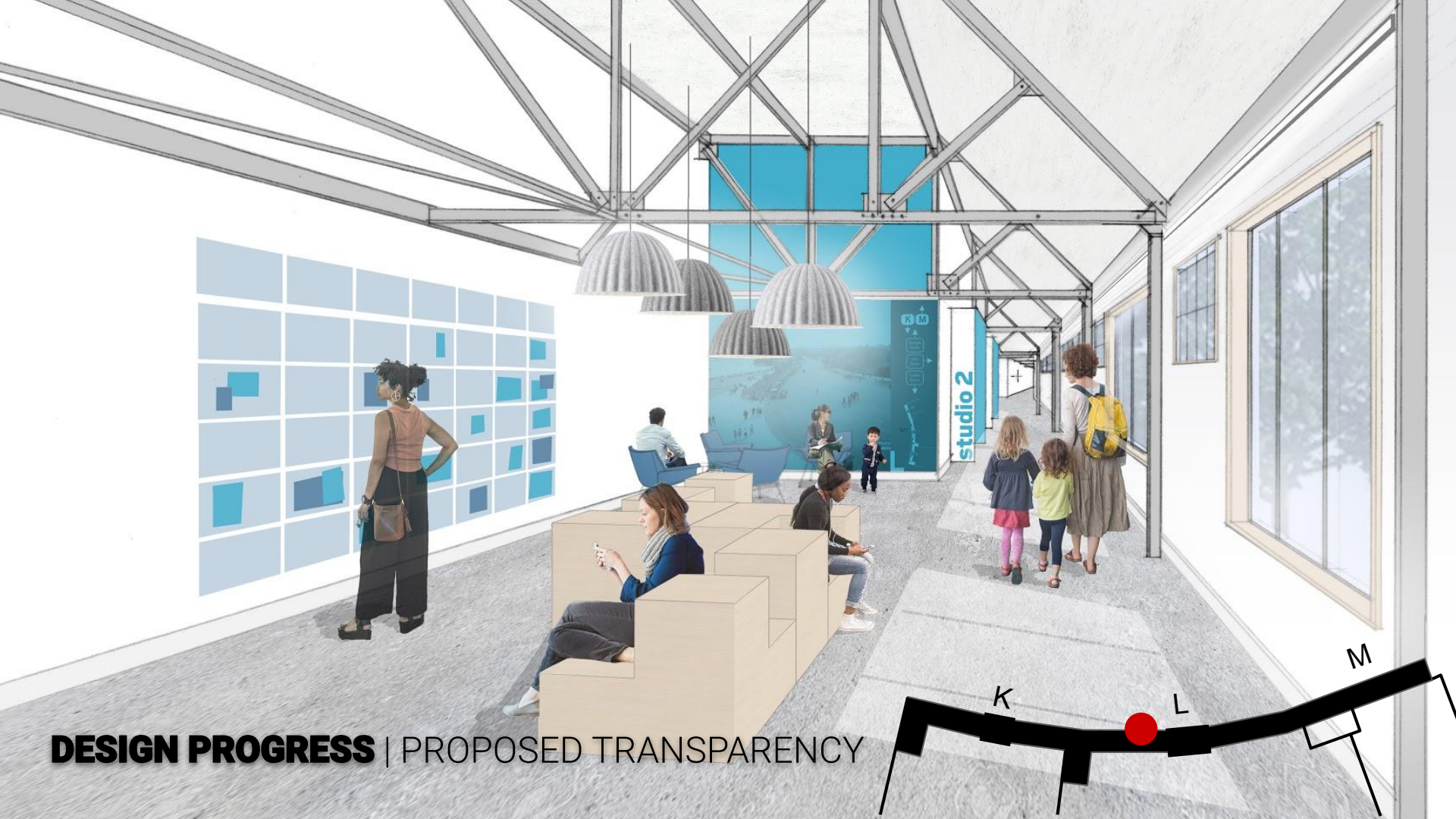
DESIGN PROGRESS | PROPOSED MULTI-PURPOSE



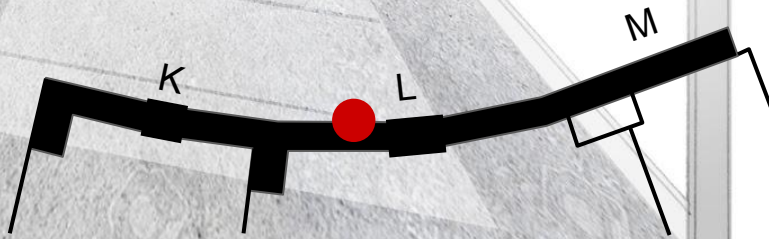


DESIGN PROGRESS | EXISTING TRANSPARENCY





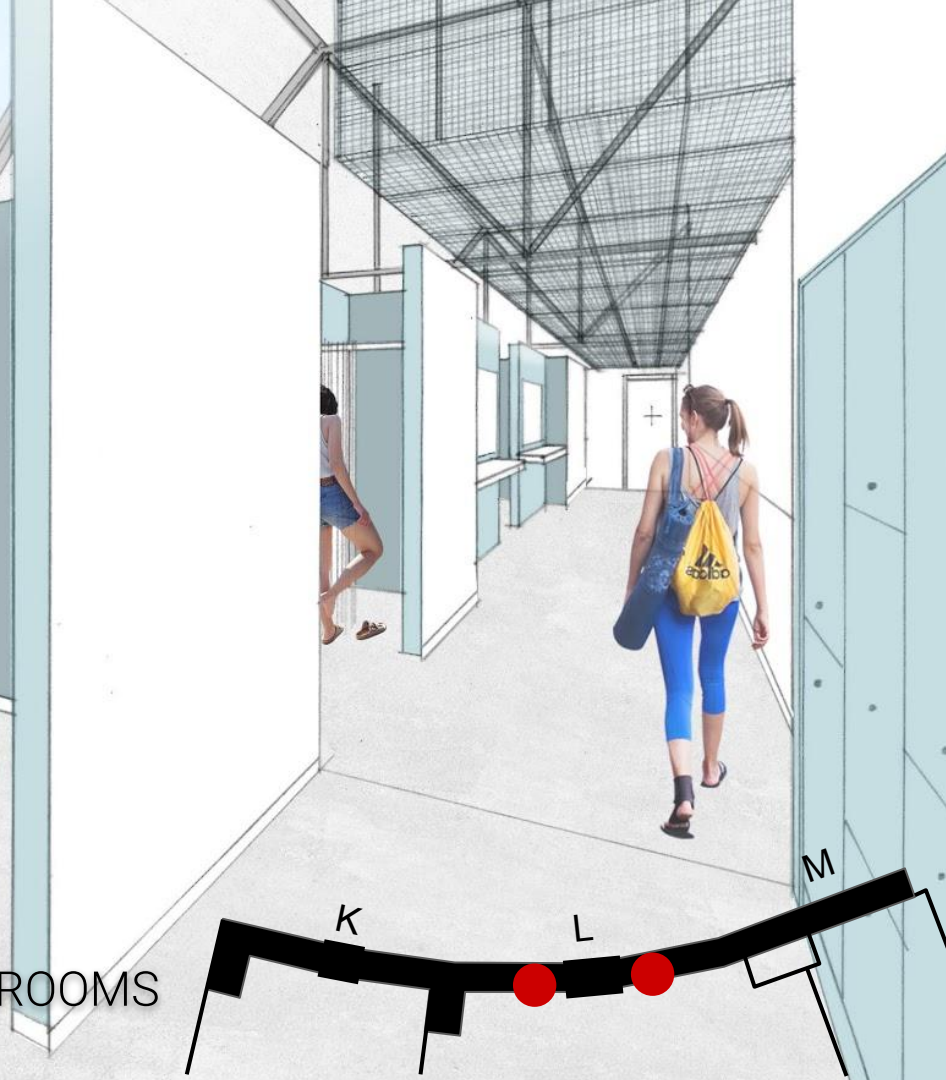
DESIGN PROGRESS | PROPOSED TRANSPARENCY



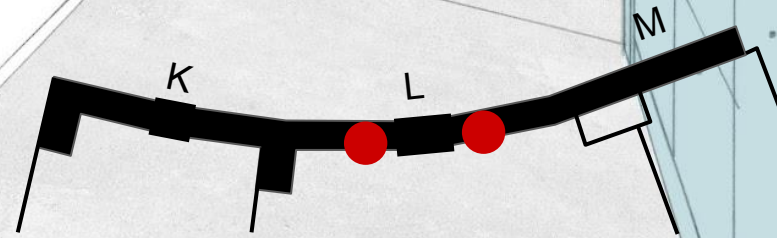


DESIGN PROGRESS | EXISTING LOCKER ROOMS



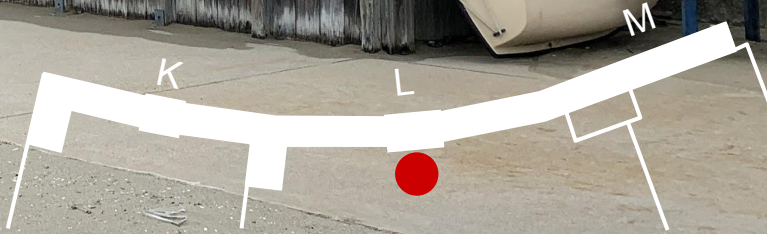


DESIGN PROGRESS | PROPOSED LOCKER ROOMS





DESIGN PROGRESS | EXISTING BEACH ACCESS





DESIGN PROGRESS | PROPOSED DECKS



- 
- An aerial photograph of Chicago, Illinois, showing the city skyline across Lake Michigan. The city's dense urban landscape, including numerous skyscrapers and residential areas, is visible. The foreground shows the calm blue water of the lake, a sandy beach, and some small boats. The sky is clear and blue.
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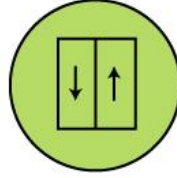
FULL INTERIOR
RENOVATION



DOORS & WINDOWS
REPLACED



MINOR HVAC
UPDATES



ADD NEW
ELEVATORS

} \$15M

PROJECT SCOPE | CAPITAL IMPROVEMENTS STUDY - 2014



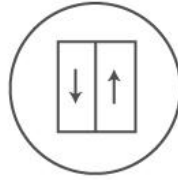
FULL INTERIOR
RENOVATION



DOORS & WINDOWS
REPLACED



MINOR HVAC
UPDATES

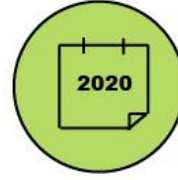


ADD NEW
ELEVATORS

+



ADA & CODE
UPGRADES



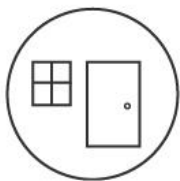
SIX YEARS
ESCALATION

} \$19M

PROJECT SCOPE | CURRENT MARKET EQUIVALENT



FULL INTERIOR
RENOVATION



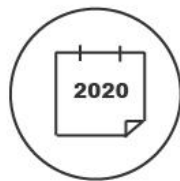
DOORS & WINDOWS
REPLACED



FULL HVAC
UPDATES



ADA & CODE
UPGRADES

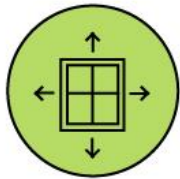


SIX YEARS
ESCALATION

+



INSULATED
BUILDING ENVELOPE



INCREASED WINDOW
SIZE FOR VIEWS



NEW
SKYLIGHTS



IMPROVED LANDSCAPE
AT DAY BLVD.



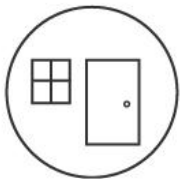
NEW DECKS TO
BEACH SIDE

\$25.5M

PROJECT SCOPE | REQUESTED PROJECT SCOPE



FULL INTERIOR
RENOVATION



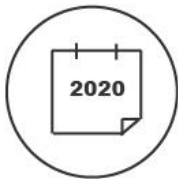
DOORS & WINDOWS
REPLACED



FULL HVAC
UPDATES



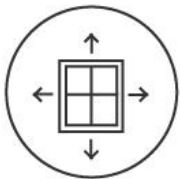
ADA & CODE
UPGRADES



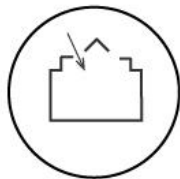
SIX YEARS
ESCALATION



INSULATED
BUILDING ENVELOPE



INCREASED WINDOW
SIZE FOR VIEWS



NEW
SKYLIGHTS



IMPROVED LANDSCAPE
AT DAY BLVD.



NEW DECKS TO
BEACH SIDE

+



FLOOD PLATE
BARRIERS AT DOORS



DRY-PROOF
WALLS & SLAB



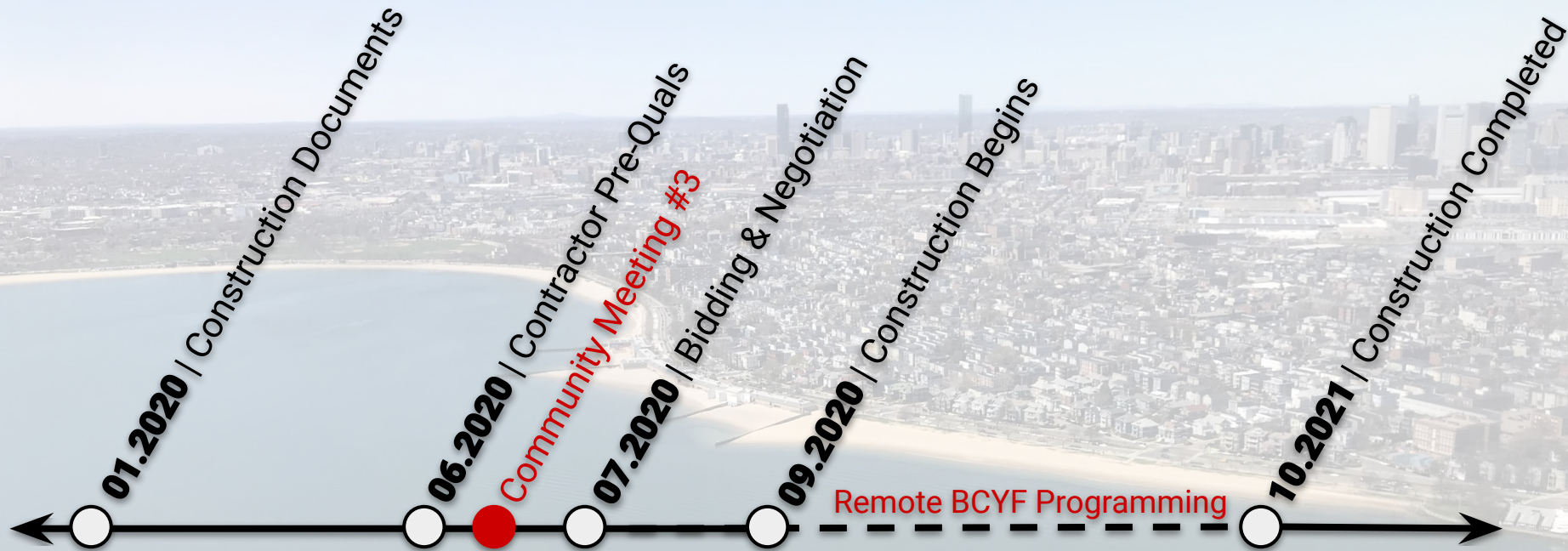
MOVE BUILDING
SYSTEMS UP



REPLACE
EXISTING ERVS

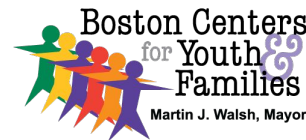
\$30M

PROJECT SCOPE | RESILIENCY STUDY SCOPE



PROJECT SCOPE | FULL INTERIOR RENOVATION

BCYF CURLEY PROGRAMING RELOCATION



- **Memberships will be honored at all BCYF centers and pools.**
 - Find the list at Boston.gov/BCYF.
 - Several centers have fitness centers including BCYF Blackstone, Charlestown, Curtis Hall, Mildred Avenue, Nazzaro, Ohrenberger, Paris Street, Shelburne, Tobin, and Vine Street Community Centers.
- **BCYF Condon**
 - Has a pool, gym, and beautiful new outside field
 - Will possibly host some fitness equipment, space is very limited
 - FYI: School building - hours are 2-9 p.m. during the school year
- **BCYF Tynan** will host
 - Afterschool program
 - Teen programs
 - Some fitness equipment
 - FYI: School building - hours are 2-9 p.m. during the school year
- **Walsh Center**
 - Will host some fitness equipment, weights and workout machines on the lower level
 - Fitness classes will be in the Gym.
 - Possible location for the Senior Lunch program (additional options are being reviewed)
 - Note: We are working with the programs currently at the Walsh and no existing programming will be displaced
- **Partnering agencies**
 - Groups who host programs and events at BCYF Curley are being asked to share where they are relocating so we can provide that information to center members.
- **Summer 2020**
 - BCYF Curley will remain closed; as new guidelines are released we will revisit it.

- 
- An aerial photograph of Chicago, Illinois, showing the city skyline across Lake Michigan. The city's dense urban landscape, including numerous skyscrapers and residential areas, is visible. The foreground shows the shoreline with sandy beaches and some small structures. The sky is clear and blue.
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